ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0046 – 135 West Slaughter Lane

Z.A.P. DATE: July 3, 2012
September 4, 2012
October 16, 2012

ADDRESS: 135 West Slaughter Lane

OWNER AND APPLICANT: Lester Euers

AGENT: Coats Rose (Pamela Madere)

ZONING FROM: RR; SF-2 **TO:** GR **AREA:** 1.510 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay: 1) limits development of the property to less than 2,000 vehicle trips per day; and prohibits the following uses: 2) automotive rentals; automotive repair services; automotive sales; bail bond services; building maintenance services; commercial off-street parking; communications services; drop-off recycling collection facility; exterminating services; funeral services; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; research services; and, theater.

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Cullen Lane in accordance with the Transportation Criteria Manual.

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 3, 2012: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 4, 2012*
[C. BANKS; S. BALDRIDGE – 2ND] (4-0) B. BAKER, J. MEEKER; G. ROJAS - ABSENT

September 4, 2012: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 16, 2012*
[P. SEEGER; C. BANKS – 2ND] (7-0)

October 16, 2012:

ISSUES:

Based on discussions with the Park Ridge Owners Association and action at First Reading for the previous (expired) cases on this property, the Applicant is willing to prohibit the following uses: automotive rentals; automotive repair services; automotive sales; bail bond

services; building maintenance services; commercial off-street parking; communications services; drop-off recycling collection facility; exterminating services; funeral services; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; research services; and, theater. These uses have been incorporated into the Staff recommendation.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a portion of a platted lot out of the Tom F. Dunnahoo subdivision, is situated at the southeast corner of Slaughter Lane and Cullen Road, and is zoned rural residence and single family residence (RR; SF-2) district. The remainder of the land along Slaughter Lane between Cullen Road and the IH-35 frontage road is developed with a shopping center anchored by a discount superstore, retail shopping space, restaurants, a drive-in bank, and service station (zoned GR-CO). The property to the west of the Cullen / Slaughter intersection consists of an existing fast food restaurant, and a shopping center that includes retail, restaurant and financial service uses (zoned SF-2; GR-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the community commercial (GR) district for a proposed retail and office development. Staff recommends GR-CO zoning based on the following considerations of the property: 1) location at the intersection of West Slaughter Lane, a major arterial roadway and Cullen Road, a collector street, both of which are suitable for commercial uses and have good transportation access, and 2) properties on both sides of Slaughter Lane, east of Cullen Road and along the IH-35 frontage road are developed with commercial uses and carry CS or GR zoning. The dedication requirement for right-of-way along Cullen Lane will enable intersection and turning lane improvements to occur.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	RR; SF-2	Dental office; Pet services
North	I-RR; GR-CO; CS-1-CO	Undeveloped; Retail; Carpet sales; Restaurant; Service stations with convenience stores
South	GR-CO	Shopping center anchored by a discount superstore
East	GR-CO	Financial services, Restaurants; Retail
West	SF-2; GR-CO; RR; LO-CO	Fast food restaurant; Shopping center, drive-in bank and fast food restaurants

AREA STUDY: N / A **TIA:** Is not required

WATERSHEDS: Slaughter Creek; Onion Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes – Slaughter Lane

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
242 – Slaughter Lane Neighborhood Association
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowner's Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas

SCHOOLS:

Williams Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0171 (Grove at Southpark Meadows)	I-RR; LO-CO; CS-CO to GR-MU-CO; SF-6; SF-6-CO; GR-CO	Approved GR-MU-CO for Tracts 1 & 2; SF-6 for Tract 3; SF-6-CO for Tract 4; GR-CO for Tract 5	Approved GR-MU-CO for Tracts 1 and 2; SF-6 for Tract 3, SF-4A for Tract 4, GR-CO for Tract 5; Restrictive Covenant for the Traffic Impact Analysis (5-18-06).
C14-05-0002 (Quick Tract)	RR to CS	Approved GR-CO with CO for list of prohibited and conditional uses. Restrictive Covenant for the Traffic Impact Analysis.	Approved GR-CO as recommended by ZAP. Restrictive Covenant is for the TIA (3-10-05).
C14-04-0075 (Southpark Meadows)	LO-CO; CS-1-CO to GR-CO	To Grant GR-CO with conditions of the TIA	Approved GR-CO district zoning with a Restrictive Covenant for the TIA, as recommended by the ZAP (10-21-04).
C14-04-0203 (Twin Liquors at Slaughter)	GR-CO to CS-1	To Grant CS-1	Approved CS-1 (2-10-05).
C14-04-0037 (Slaughter @	RR to GR	To Grant GR-CO with a list of prohibited uses	Approved GR-CO with CO for a list of

Cullen Commercial)		and conditions of the TIA.	prohibited and conditional uses; the Restrictive Covenant is for the TIA (8-26-04).
C14-03-0186 (Tobin Tract)	SF-2 to GR-CO	To Grant GR-CO	Approved GR-CO with CO for list of prohibited uses, and exterior lighting requirements; fiscal surety (3-4-04)
C14-03-0066 (IH-35 and Slaughter Lane)	RR; SF-2; LI-CO; CS-CO and CS to GR	To Grant GR-CO with conditions of the TIA	Approved GR-CO with CO provide a 6' fence and landscaping along Cullen Lane; 2) direct all traffic south on Cullen Lane by way of limited function driveways onto Cullen Lane that allow right-in and left-out movements only; 3) the use of shielded / hooded lights throughout the site; and, 4) a list of prohibited uses and one accessory use. The Restrictive Covenant is for the TIA memorandum and an Integrated Pest Management (IPM) Plan and a landscape plan for the use of native and adapted plant materials (10-30-03).
C14-96-0015 (Slaughter Creek Center)	I-RR to CS-1; GR	To Grant CS-1 for Tract 1; GR-CO for Tract 2	Approved CS-1; GR-CO with CO for 2,000 trip limit (4-25-96).
C14-00-2114 (R.L. Plumley Subdivision, Rezoning of Lot 1)	I-RR to CS	To Grant CS-CO	Approved CS-CO with prohibited uses: campground; kennels; pawn shops; vehicle storage; adult-oriented businesses; a sign may

			not be visible from IH-35 (10-23-00).
C14-00-2089 (Tom Dunnahoo Subdivision)	I-RR to CS	To Grant CS-CO	Approved CS-CO with prohibited uses: campground; kennels; pawn shops; vehicle storage (10-12-00).
C14-96-0016 (Plumley Subdivision Zoning)	I-RR to CS	To Grant CS-CO	Approved CS-CO with prohibited uses: campground; kennels; pawn shops; vehicle storage and 2,000 trips (4-25-96).

RELATED CASES:

Three previous rezoning requests for GR-CO zoning on the subject property were approved by Council in January 2005, July 2006 and October 2008 on First Reading with an additional Conditional Overlay for a list of prohibited uses as discussed between the Applicant and the Park Ridge Owners Association and the requirement for right-of-way dedication along Cullen Lane (C14-04-0167, C14-06-0059 and C14-2008-0089). All three cases expired in January 2006, July 2007 and October 2009 because no action occurred within one year of First Reading, as set forth in Chapter 25-2-246 (B) of the Land Development Code.

In May 1995 the rezoning area was approved for two 1-story office buildings, totaling 10,300 square feet (SP-94-0495D). The Development Permit ("D") site plan (one which does not include a land use element, in this case because at the time it was located in the Extra-Territorial Jurisdiction) for the office uses is provided as Exhibit B.

The rezoning area represents the north 62 feet of Lot 9 of Tom F. Dunnahoo subdivision.

The property was annexed into the Full-Purpose Jurisdiction on December 31, 1997.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Capital Metro	Sidewalks
West Slaughter Lane	120 feet	2 @ 36 feet	Major Arterial (40,234 vpd)	Yes	Yes	Yes
Cullen Lane	Varies	24 feet	Commercial Collector	Yes	Yes	Yes

Slaughter Lane is classified in the Bicycle Plan as Bike Route No. 86. Cullen Lane is classified in the Bicycle Plan as Bike Route No. 45.

Capital Metro bus service is available along W. Slaughter Lane and Cullen Lane with the Southpark Meadows feeder route (#201) and 1L via Lamar local service. For information: #201 route continues to Akins High School via FM 1626 and S. First Street.

COUNCIL DATE: August 2, 2012

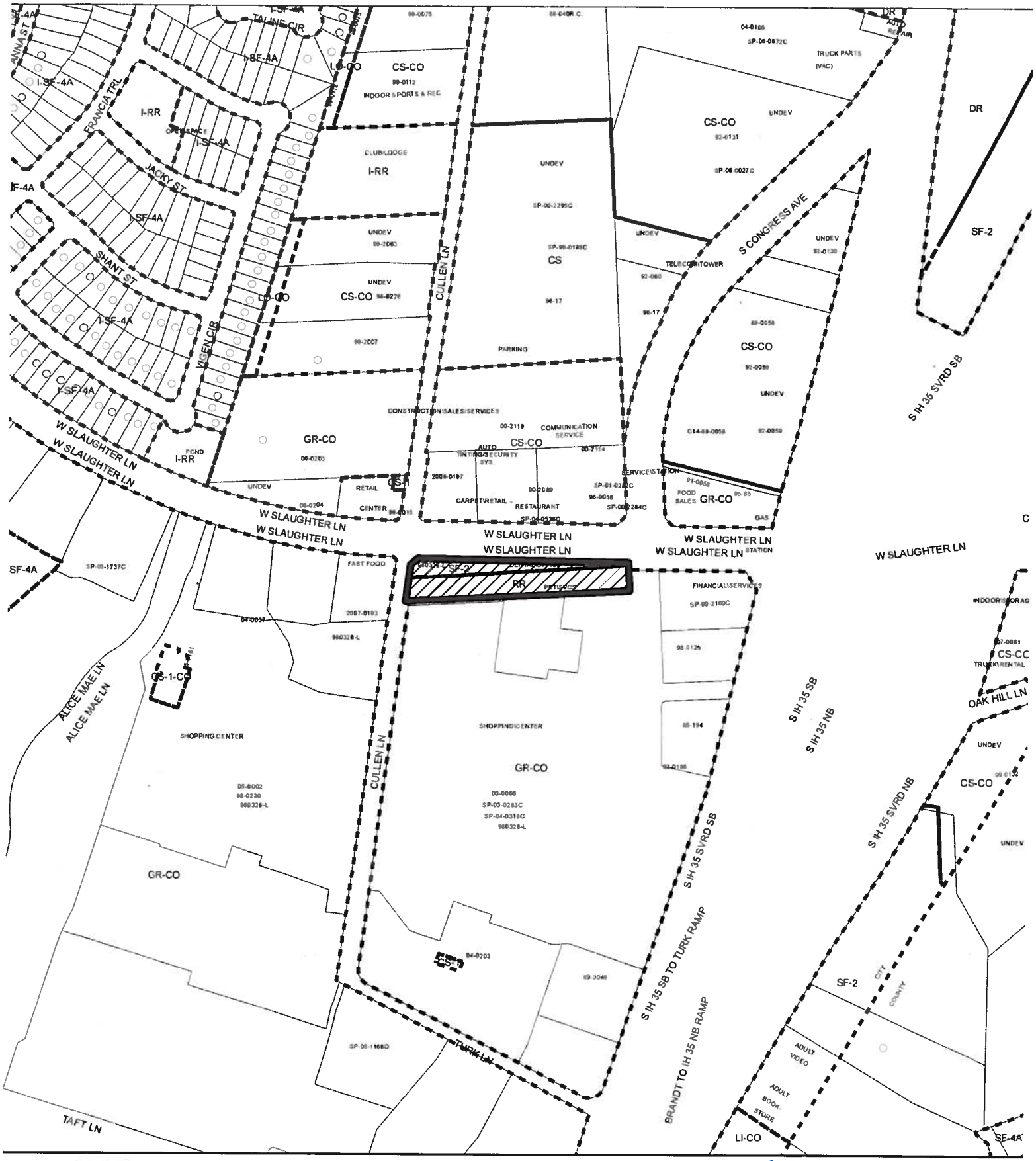
ACTION: Approved a Postponement request by Staff to October 18, 2012 (7-0).

October 18, 2012

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

Exhibit A

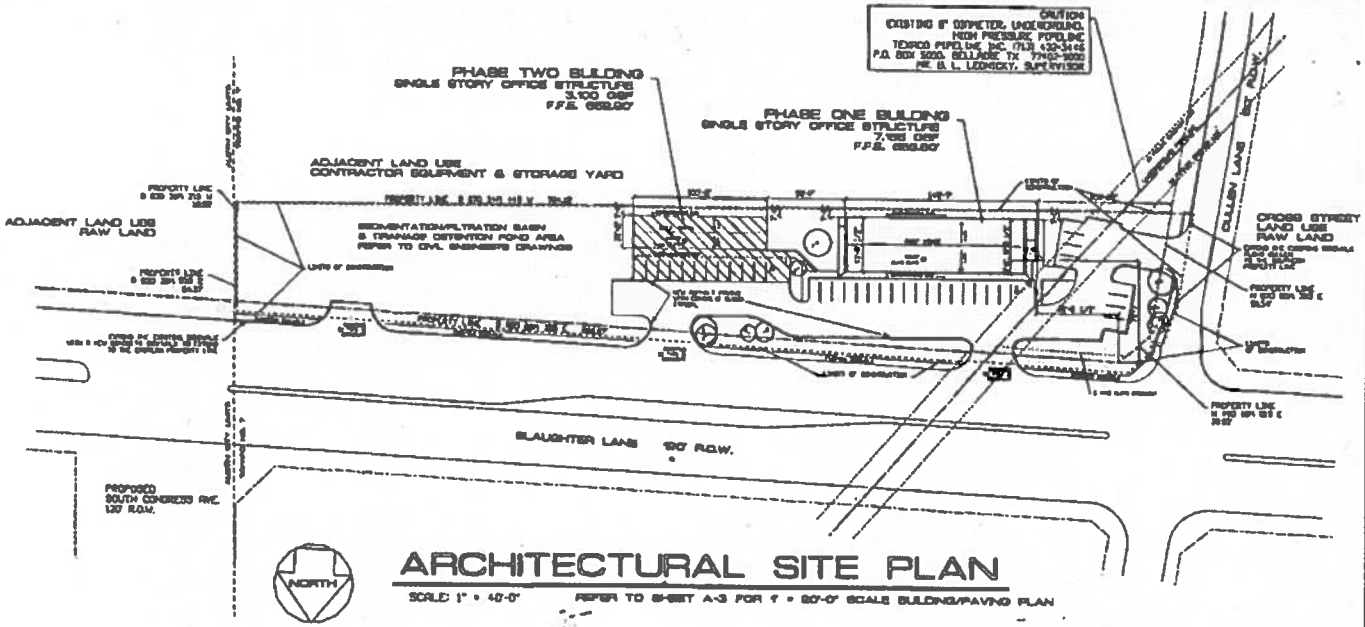
ZONING CASE#: C14-2012-0046

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

W. SLAUGHTER LN.
CULLEN LN
S CONGRESS AVE
CS-CO
GR-CO
CS
UNDEV
TELECOM\TOWER
PARKING
CONSTRUCTION SALES/SERVICES
COMMUNICATION SERVICE
SERVICE\STATION
RETAIL
CENTER
CARPET\RETAIL
RESTAURANT
FAST FOOD
PET SVCS
FINANCIAL SERVICES
SHOPPING CENTER
S IH 35 SVRD SB
S IH 35 SB
SB TO TURK RAMP
EXHIBIT A-1



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0" REFER TO SHEET A-3 FOR 1" = 20'-0" SCALE BUILDING/PAVING PLAN

SITE AREA CALCULATIONS

EXISTING SITE CONFIGURATION

Total Site Area	[illegible] SF
Existing Building/ Parking Impervious Area	[illegible] SF
Existing pervious Area	[illegible] SF
TOTAL IMPERVIOUS AREA	[illegible] SF
IMPERVIOUS FOOTPRINT	[illegible] %

PHASE ONE SITE CONFIGURATION

Total Impacted Site Area	[illegible] SF
New Site Configuration Impervious Area	[illegible] SF
New Site Configuration Pervious Area	[illegible] SF
TOTAL IMPERVIOUS AREA	[illegible] SF
IMPERVIOUS FOOTPRINT	[illegible] %

PHASE TWO SITE CONFIGURATION

Total Impacted Site Area	[illegible] SF
New Site Configuration Impervious Area	[illegible] SF
New Site Configuration Pervious Area	[illegible] SF
TOTAL IMPERVIOUS AREA	[illegible] SF
IMPERVIOUS FOOTPRINT	[illegible] %

TOTAL PROJECT SITE CONFIGURATION

Total Impacted Site Area	[illegible] SF
Site Impervious Area	[illegible] SF
Site Pervious Area	[illegible] SF
TOTAL IMPERVIOUS AREA	[illegible] SF
IMPERVIOUS FOOTPRINT	[illegible] %

GENERAL NOTES

1. Typical curb radius = 3'-0" unless noted otherwise.
2. Standard full size parking space dimensions are 9'-0" x 19'-0".
3. Compact parking space dimensions are 7'-0" x 15'-0".
4. All landscaped areas and curb ends shall be constructed in accordance with LAND and TXDOT.
5. Every accessible parking space must be identified by a sign mounted between 7 and 8 feet above the parking surface, at the head of the parking space. The sign must bear the international symbol of accessibility and state REGISTERED, or unauthorized vehicles may be removed by a towing company. Sign must be mounted by a vehicle parked in the space. (Ref. 397 41 Texas Accessibility Standards)

PROJECT SUMMARY

PHASE ONE SUMMARY

SITE AREA	[illegible] SF
FROM BUILDING AREA	[illegible] SF
F/AR RATIO	[illegible]
BUILDING HEIGHT	1 STORY [illegible]
ZONING CLASSIFICATION	[illegible]
CONSTRUCTION TYPE	[illegible]
OCCUPANCY TYPE	[illegible]
JEWELRY STORE	[illegible] SF
VETERINARY CLINIC	[illegible] SF
DENTAL CLINIC	[illegible] SF

PARKING SPACES REQUIRED

JEWELRY STORE 1/200	[illegible] SPACES
VETERINARY CLINIC 1/200	[illegible] SPACES
DENTAL CLINIC 1/200	[illegible] SPACES
TOTAL SPACES REQUIRED	[illegible] SPACES

PARKING SPACES PROVIDED

FULL SIZE	[illegible] SPACES
HANDICAPPED VAN	1 SPACE
TOTAL SPACES PROVIDED	[illegible] SPACES

PHASE TWO SUMMARY

SITE AREA	[illegible] SF
FROM BUILDING AREA	[illegible] SF
F/AR RATIO	[illegible]
BUILDING HEIGHT	1 STORY [illegible]
ZONING CLASSIFICATION	[illegible]
CONSTRUCTION TYPE	[illegible]
OCCUPANCY TYPE	[illegible]
OFFICE SPACE	[illegible] SF

PARKING SPACES REQUIRED

OFFICE 1/250	[illegible] SPACES
TOTAL SPACES REQUIRED	

PARKING SPACES PROVIDED

FULL SIZE	[illegible] SPACES
HANDICAPPED VAN	1 SPACE
TOTAL SPACES PROVIDED	[illegible] SPACES

TOTAL PROJECT SUMMARY

SITE AREA	[illegible] SF
FROM BUILDING AREA	[illegible] SF
F/AR RATIO	[illegible]

PARKING SPACES PROVIDED

FULL SIZE	[illegible] SPACES
HANDICAPPED VAN	[illegible] SPACES
TOTAL SPACES PROVIDED	[illegible] SPACES

TREE SCHEDULE

(REFER TO SHEET C-3 FOR TREE PROTECTION DETAILS/NOTES)

A	14"	LIVE OAK	TO REMAIN
B	12"	LIVE OAK	TO REMAIN
C	8"	LIVE OAK	TO REMAIN
D	10"	LIVE OAK	TO REMAIN
E	8"	LIVE OAK	TO REMAIN
F	12"	LIVE OAK	TO REMAIN
G	12"	LIVE OAK	TO REMAIN
H	8"	LIVE OAK	TO REMAIN
I	8"	LIVE OAK	TO REMAIN
J	8"	LIVE OAK	TO REMAIN

REVIEW/APPROVAL BLOCK

REVIEWED BY:

Russell A. Ash 5-4-95
SIGNATURE OF PLANNING & DEVELOPMENT

SPDV-04930
TRACKING FILE NO.

KAMPFFE DE STIJL ARCHITECTURAL DESIGN STUDIO
KDS
5000 BEE CAVES ROAD, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-8000 FAX (512) 327-8001

DATE: 03/03/94
REVISIONS: 05/15/95

KDS PROJECT NUMBER: 94020
FILE IDENTIFICATION: /CAP/CULLENSITE.DWG
DRAWN BY: GK

PROJECT: OFFICE BUILDING
SLAUGHTER/CULLEN LANE
AUSTIN, TX 78748
OWNER OF LOT 7 AND 8, THEN A BUSINESS ENTERPRISE
LEASE OF LOT 7 BEES P.O. BOX 167 EAGLE LAKE TX 77434

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER: A-2

EXHIBIT B
APPROVED SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay: 1) limits development of the property to less than 2,000 vehicle trips per day; and prohibits the following uses: 2) automotive rentals; automotive repair services; automotive sales; bail bond services; building maintenance services; commercial off-street parking; communications services; drop-off recycling collection facility; exterminating services; funeral services; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; research services; and, theater.
limits development of the property to less than 2,000 vehicle trips per day.

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Cullen Lane in accordance with the Transportation Criteria Manual.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The property has access to West Slaughter Lane, an improved, 6-lane major arterial roadway and Cullen Lane, a collector street.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

   Staff recommends GR-CO zoning based on the following considerations of the property: 1) location at the intersection of West Slaughter Lane, a major arterial roadway and Cullen Road, a collector street, both of which are suitable for commercial uses and have good transportation access, and 2) properties on both sides of Slaughter Lane, east of Cullen Road and along the IH-35 frontage road are developed with commercial uses and carry CS or GR zoning. The dedication requirement for right-of-way along Cullen Lane will enable intersection and turning lane improvements to occur.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is developed with a dental office and pet services use. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive zoning regulations. The existing amount of impervious cover shown on the approved "D" Site Plan is 29.98%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek and Onion Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Cullen Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan

This tract is already developed with one of two buildings phased in SP-94-0495D (approximately 25,829 sq. ft. at 29.98% impervious coverage). Site plans will be required for any new development.

FYI: This site is located in the Desired Development Zone. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

Slaughter Lane is a scenic roadway – Sign Ordinance will apply.

This site will be subject to commercial design standards; Cullen Lane is classified as a Suburban Roadway and Slaughter Lane is classified as a Future Core Transit Corridor.

Demonstrate compliance with building placement and sidewalk requirements of Section 2.2.4.

If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Austin Transportation Dept. at 974-7185. Please begin this process as soon as possible, as it can take some time.

Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

Building entrances to be at intervals of no more than 75 feet along the elevation facing the prncipal street. If not, areas between entrances (or from building edge to entrance) shall use shaded sidewalks (§ 2.2.6.B.2.; p. 41)

At least one customer entrance must face the principal street and connect directly to the sidewalk along the principal street, unless you meet the exception requirements of Section 2.2.6.B.1

Demonstrate compliance with Subchapter E, Section 2.3.2.B.2: Additional Measures to Improve Connectivity; showing which options from the table are being utilized in this development.

Provide a description and cut sheets of all lighting fixtures not affixed to buildings (i. e. parking lot lighting) demonstrating compliance with Section 2.5.2.A.; p. 49.

COATS | ROSE

A Professional Corporation

PAMELA J. MADERE

pmadere@coatsrose.com
Direct Dial
512.541.3594

July 28, 2012

VIA EMAIL
Ms. Wendy Rhoades, Case Manager
Planning & Development Review Department
City of Austin
505 Barton Springs, 5th Floor
Austin, Texas 78704

Re: 135 W. Slaughter (C14-2012-0046); Postponement Request

Dear Ms. Rhoades:

I am writing to you on behalf of our client, Lester Euers (the "Applicant"), to formally request a postponement of the above-referenced case to the September 4, 2012 Zoning & Platting Commission hearing. The Applicant would like to have additional time to work with the City of Austin staff regarding the proposed right-of-way and the City's proposed recommendation. This is the Applicant's first request for a postponement.

Thank you for your immediate attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,

Pamela Madere

cc: Zoning & Platting Commissioners
Jerry Rusthoven, City of Austin
Dora Anguiano, City of Austin

COATS | ROSE

A Professional Corporation

JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

August 30, 2012

VIA EMAIL
Ms. Wendy Rhoades, Case Manager
Planning & Development Review Department
City of Austin
505 Barton Springs, 5th Floor
Austin, Texas 78704

Re: 135 W. Slaughter (C14-2012-0046); Postponement Request

Dear Ms. Rhoades:

I am writing to you on behalf of our client, Lester Euers (the "Applicant"), to formally request a postponement of the above-referenced case to the October 16, 2012 Zoning & Platting Commission hearing. The Applicant would like to have additional time to work on issues regarding the proposed right-of-way and the City's proposed recommendation.

Thank you for your immediate attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,

John M. Joseph

cc: Zoning & Platting Commissioners
Jerry Rusthoven, City of Austin
Dora Anguiano, City of Austin